
HERITAGE PERMIT

GRANTED UNDER SECTION 102 OF THE
HERITAGE ACT 2017

Permit No: P38662

Applicant: [REDACTED]
[REDACTED]
[REDACTED]

NAME OF PLACE/OBJECT: POINT NEPEAN DEFENCE AND QUARANTINE
PRECINCT

HERITAGE REGISTER NUMBER: H2030

LOCATION OF PLACE/OBJECT: 3875 POINT NEPEAN ROAD AND 3880 POINT NEPEAN
ROAD AND 1-7 FRANKLANDS DRIVE PORTSEA,
MORNINGTON PENINSULA SHIRE

THE PERMIT ALLOWS: Stage 2 of the facilitated camping site and associated works, generally duplicating the details of works undertaken for the approved Stage 1 camping works to the extent of the tent platforms, pathways and outdoor picnic facilities, as well as works to Buildings 65 and 66, generally in accordance with the following documents:

- *Heritage Impact Statement, Lovell Chen (June 2023)*
- *Approved, Point Nepean Facilitated Camping – Stage 2, Portsea Cultural Heritage Management Plan, Heritage Insight (20 July 2023)*
- *Point Nepean Quarantine Station (H2030) Stage Two – Facilitated Camping Development Historical Archaeological Assessment, Heritage Insight (22 May 2023)*
- *Architectural Drawing Set, Lovell Chen (various)*
- *Architectural Drawing Set, Stage 2 Landscape Works, Taylor Cullity Lethlean (various)*

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

1. The permission granted for this permit will expire if one of the following circumstances applies: the permitted works have not commenced within two (2) years of the original date of issue of this permit, or are not completed within four (4) years of the original date of issue of this permit unless otherwise agreed in writing by the Executive Director Heritage Victoria.
2. The Executive Director Heritage Victoria is to be given five working days' notice of the intention to commence the approved works.
3. Should further minor changes in accordance with the intent and approach of the endorsed documentation become necessary, correspondence and supporting documentation must be prepared and lodged in accordance with the permit condition for endorsement by the Executive Director Heritage Victoria. If the Executive Director considers that the changes are not minor, an amendment to the permit or a new application will be required.
4. Prior to the commencement of any of the works approved by this permit, a Heritage Protection Plan must be submitted to the Executive Director Heritage Victoria for approval. Once approved, the Heritage Protection Plan will be endorsed and will then form part of the permit. The Heritage Protection Plan must include a sequencing program for the approved works, details of any temporary infrastructure and services required, protection methods for the heritage place during the undertaking of the works, a work site layout plan and a

tree/vegetation management and protection plan (as required) prepared in accordance with AS4970 Protection of trees on development sites.

5. Prior to the commencement of any of the works approved by this permit, a construction ready (marked as such) set of architectural drawings, must be submitted to the Executive Director Heritage Victoria for approval. Once approved, the drawings will be endorsed and will then form part of the permit. The drawings must include any hard and soft landscaping required.
6. Prior to the commencement of any of the works approved by this permit, a schedule of construction materials, colours and finishes must be submitted to the Executive Director Heritage Victoria for approval. Once approved, the schedule will be endorsed and will then form part of the permit.
7. The project archaeologist endorsed to undertake the required archaeological program is Wendy Dolling. Approval will be required from the Executive Director to authorise the engagement of any other archaeology consultant. The endorsed project archaeologist must be engaged to advise and assist as necessary with the preparation of the documentation where any sub-surface works is involved and to provide relevant advice to the permit holder during the carrying out of those works. In particular, the archaeologist must help fulfil conditions 9, 10, 11, 12 and 13 of this permit.
8. All contractors and on-site workers must be inducted by the project archaeologist and made aware of the unexpected finds provisions and requirements (as detailed in section 17).
9. A program of archaeological monitoring must take place in accordance with the details submitted in the Historical Archaeological Assessment (Heritage Insight, May 2023), as per section 17.
10. A watching brief program, as detailed in section 17 of the Historical Archaeological Assessment (Heritage Insight, May 2023) must be undertaken for works in all other parts of the site.
11. A project report detailing the results of any archaeology program must be submitted within 6 months of the completion of the archaeology field program. The report must, where applicable, address the question raised in the project Research Design in section 12 of the Historical Archaeological Assessment (Heritage Insight, Feb 2021).
12. All artefact management (including artefact retention/discard, artefact cataloguing and artefact analysis) and artefact conservation must be undertaken to the satisfaction of the Executive Director, Heritage Victoria. The applicant is liable for any expenses associated with the conservation of any significant recovered artefacts, to the satisfaction of the Executive Director, Heritage Victoria.
13. Approved works or activities are to be planned and carried out in a manner which prevents damage to the registered place/object. However, if other previously hidden original or inaccessible details of the object or place are uncovered, any works that may affect such items must immediately cease. The Executive Director Heritage Victoria must be notified of the details immediately to enable Heritage Victoria representatives to inspect and record the items, and for discussion to take place on the possible retention of the items, or the issue of a modified approval.

14. All works must cease, and Heritage Victoria must be contacted if historical archaeological artefacts or deposits are discovered during any excavation or subsurface works.
15. The Executive Director Heritage Victoria must be informed when the approved works have been completed.
16. The works approved by this permit must be carried out in their entirety unless otherwise agreed in writing by the Executive Director Heritage Victoria.

NOTE THAT PERMISSION HAS BEEN GIVEN FOR INSPECTIONS OF THE PLACE OR OBJECT TO BE UNDERTAKEN DURING THE CARRYING OUT OF WORKS, AND WITHIN SIX (6) MONTHS OF NOTIFICATION OF THEIR COMPLETION.

TAKE NOTICE THAT ANY NATURAL PERSON WHO CARRIES OUT WORKS OR ACTIVITIES NOT IN ACCORDANCE WITH THE PERMIT OR CONDITIONS IS GUILTY OF AN OFFENCE AND LIABLE TO A PENALTY OF 120 PENALTY UNITS (\$22,190.40 FROM 1 JULY 2022) OR IN THE CASE OF A BODY CORPORATE 600 PENALTY UNITS (\$110,952 FROM 1 JULY 2022) UNDER s104 THE HERITAGE ACT 2017.

WORKS UNDERTAKEN WITHOUT A PERMIT OR PERMIT EXEMPTION CAN INCUR A FINE OF UP TO 4800 PENALTY UNITS (\$887,616 FROM 1 JULY 2022) FOR A NATURAL PERSON OR 5 YEARS IMPRISONMENT OR BOTH AND UP TO 9600 PENALTY UNITS (\$1,775,232 FROM 1 JULY 2022) IN THE CASE OF A BODY CORPORATE UNDER SECTION 87 OF THE HERITAGE ACT 2017.

THE ATTENTION OF THE OWNER AND/OR APPLICANT IS DRAWN TO THE NEED TO OBTAIN ALL OTHER RELEVANT PERMITS PRIOR TO THE COMMENCEMENT OF WORKS.

Date Issued:

13 December
2023

**Signed as delegate for the Executive Director,
Heritage Victoria pursuant to the Instrument of
Delegation**



A handwritten signature in black ink, which reads "Nicola Stairmand". The signature is written in a cursive style with a large, sweeping initial 'N'.

Nicola Stairmand
Manager, Statutory Approvals
Heritage Victoria